

ASHVILLE PARK

WOKINGHAM

ASHVILLE WAY • WOKINGHAM • RG41 2PL

Part of  AURORA PARKS

Unit 450
24,305 sq.ft (2,259 sq.m)

Modern warehouse with high office
content and 750 kVA power supply

TO LET



Description.



Ashville Park is a low density campus development of 4 high quality, modern commercial properties which was completed in 2000.

Unit 450 is a substantial detached building with generous parking and circulation areas. The main industrial/warehouse area is of portal frame construction with external elevations of profile steel cladding, offering clean and clear open plan space with an approximate eaves height of 6.75m. The two-storey office section at the front of the building is finished with facing brickwork and glazing panels.

The unit is due to be refurbished.

Offices – 11,220 sq.ft

Warehouse – 13,085 sq.ft



Accommodation.

Specification.



The accommodation comprises of the following GIA measurements:

	SQ M	SQ FT
Ground Floor Offices	522	5,623
First Floor Offices	520	5,597
Warehouse	1,216	13,085
Total	2,258	24,305



 6.75m minimum eaves height

 HGV access

 2 electric level access loading doors (additional to be added post refurbishment)

 76 allocated parking spaces

 750 kVA power capacity

 VRF air conditioning

 Secure yard



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Location.

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 [What3Words drew.noting.mining](#)

Ashville Park is situated just off Molly Millars Lane at the centre of the main commercial area of Wokingham.

The estate is approximately 0.7 miles from Wokingham railway station and 2.7 miles from the A329M, which provides access to Junction 10 of the M4 motorway.

HGV DRIVETIMES	Route	Distance
	A329 (M)	3.0 miles
	M4 J10	5.2 miles
	M3 J3	13.3 miles

Further Information.

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all Hines Estates.

EPC RATING

C71 (to be reassessed post refurbishment).



Contact.

For further information or to arrange a viewing please contact the agents:



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